



EDWARD KNIGHT
ESTATE AGENTS

73 TRUSSELL WAY, CAWSTON, RUGBY, CV22 7XX

OFFERS OVER £300,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to bring to market this attractive and well-presented three-bedroom home, constructed in 2019. The property occupies an appealing position within the popular Spinneys development, just off Coventry Road. Ideally situated close to a range of everyday amenities, well-regarded schools and transport links, the property offers a convenient and comfortable setting for modern living, making it an excellent choice for a variety of buyers.

Arranged over three floors, the property offers well-proportioned accommodation, combining a practical layout with modern styling throughout. Upon entering, you are welcomed by an entrance hall providing access to the ground-floor cloakroom/W.C. and the open-plan kitchen/dining room, creating a functional space for everyday use. The ground floor also features a spacious living room positioned to the rear of the property, offering a comfortable area to relax and unwind. French doors open directly onto the rear garden, allowing natural light to fill the room and providing a seamless connection between indoor and outdoor living.



Moving to the first floor, there are two well-sized bedrooms, offering versatile accommodation for family members, guests or those requiring additional space for home working. Both bedrooms are served by a modern family bathroom, conveniently located on the same floor and completing the first-floor accommodation.

The second floor accommodates the master bedroom, providing a private and comfortable retreat away from the main living areas. The room benefits from its own en-suite shower room, adding convenience and practicality while completing the property's thoughtfully arranged accommodation.

Outside, the rear garden has been designed with ease of maintenance in mind, offering an enclosed outdoor space ideal for relaxing, entertaining guests or enjoying alfresco dining during the warmer months. The property also benefits from a driveway to the side, providing valuable off-road parking, together with a single garage.

Further advantages include gas central heating and double-glazed windows throughout, helping to ensure comfort and practicality all year round.

An early viewing is strongly advised to fully appreciate the accommodation, layout and location this appealing property has to offer.

LOCATION

This property enjoys a prime position within The Spinneys development, offering convenient access to a variety of local amenities. Residents benefit from a short, pleasant walk to the nearby parade of shops, the well-regarded Cawston Primary School, a dedicated children's play area, as well as several picturesque parks and scenic nature walks, ideal for outdoor leisure and family activities.

Cawston itself is a desirable suburban village situated to the south-west of Rugby, in close proximity to the charming neighbouring village of Bilton. The property lies approximately two miles from Rugby Town Centre, providing excellent connectivity and access to Rugby Railway Station. This station offers a high-speed rail service to London Euston, with journey times of under 50 minutes, making it an excellent location for commuters. Furthermore, the village benefits from strategic accessibility to major road networks including the A45, M45, M1, and M6, facilitating convenient travel throughout the Midlands and beyond.



Just a short stroll away, Bilton Village retains much of its traditional charm, featuring a beautiful village green famed for its vibrant spring display of crocuses. Bilton offers a wealth of local amenities including two supermarkets, two historic public houses-the George and The Black Horse-a well-equipped doctor's surgery, dentist, chemist, hairdressers, beauty salons, several coffee shops and eateries, as well as a butcher's shop. The village is also home to four churches, notably St Mark's Church, which dates back to the 14th century and adds a rich sense of heritage to the community.







Families will appreciate the excellent educational opportunities in the area. Primary education options include Cawston Primary School, Bilton Primary School, and Bilton Junior School. For those seeking independent schooling, Crescent School and Bilton Grange Preparatory School offer highly regarded alternatives. Secondary education is readily available at Bilton School and Rugby Free School, with further prestigious state and independent options within Rugby itself. Among these are the internationally renowned Rugby School, Rugby High School for Girls located in nearby Bilton, and Lawrence Sheriff School for boys, situated in the town centre. This diverse educational offering caters comprehensively to a broad spectrum of academic needs and aspirations

OTHER INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

GROUND FLOOR

ENTRANCE HALL

16' 10" x 6' 2" (5.13m x 1.88m)

LIVING ROOM

13' 2" x 9' 0" (4.01m x 2.74m)

KITCHEN/DINER

15' 1" x 6' 1" (4.6m x 1.85m)

WC

FIRST FLOOR

BEDROOM TWO

12' 1" x 9' 1" (3.68m x 2.77m)

BEDROOM THREE

8' 0" x 6' 0" (2.44m x 1.83m)

BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m)

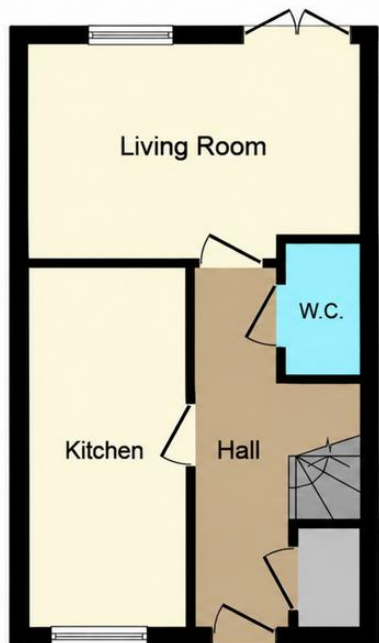
SECOND FLOOR

MASTER BEDROOM

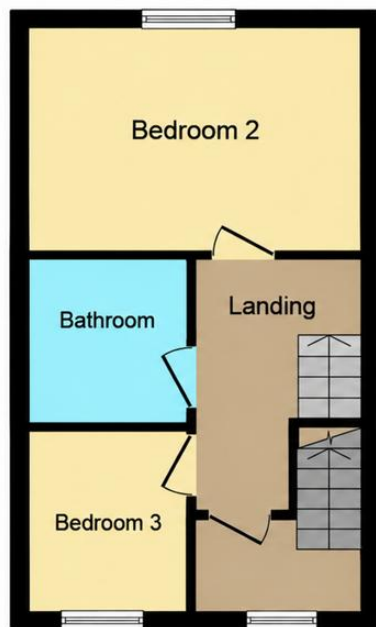
10' 1" x 14' 1" (3.07m x 4.29m)

ENSUITE

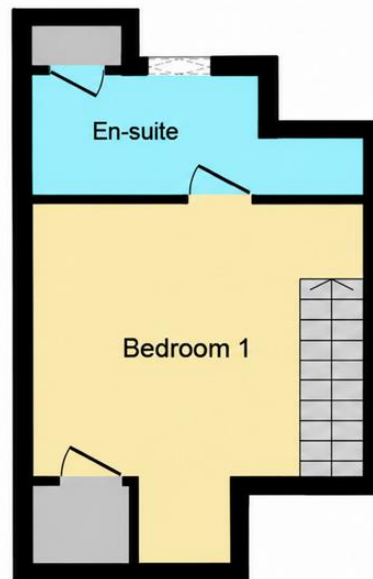
9' 1" x 4' 7" (2.77m x 1.4m)



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		